

LS 12/19/11 3:59:10  
LS DK W BK 671 PG 499  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

GRANTORS:

Rebecca Elizabeth Runyan Griffith Yarbrough  
& Debra Susan Runyan McCafferty, Co-Trustees  
Of the Runyan Living Trust  
436 Road 1948, Tupelo, MS 38804  
662-842-6475 • N/A

GRANTEES:

Patrick T. & Bobbie J. Carroll  
691 Vinson Road  
Hernando, MS 38632  
Phone: 601-420-0843  
Phone: 601-290-3379

\* Prepared by / Mary Lee Walker Brown - Bar No. 4662  
Return to: Walker, Brown & Brown, P. A.  
P. O. Box 276, 2540 Highway 51 South  
Hernando, MS 38632, 662-429-5277

Indexing Instructions:

NE Quarter Section  
Section 30, Township 3 South, Range 7 West  
DeSoto County, Mississippi

**WARRANTY DEED**

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, REBECCA ELIZABETH RUNYAN GRIFFITH YARBROUGH and DEBRA SUSAN RUNYAN McCAFFERTY, CO-TRUSTEES OF THE RUNYAN LIVING TRUST, hereby sell, convey, and warrant unto the Grantees, PATRICK T. CARROLL and wife, BOBBIE J. CARROLL, as tenants by the entirety with full rights of survivorship and


not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

PLEASE SEE THE ATTACHED EXHIBIT "A"

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for the year 2011 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

EXECUTED this the 14<sup>th</sup> day of December, 2011.

Grantors:

  
 REBECCA ELIZABETH RUNYAN GRIFFITH YARBROUGH  
 Co-Trustee of the Runyan Living Trust  
*co-trustee of the Runyan Living Trust*

\_\_\_\_\_  
 DEBRA SUSAN RUNYAN McCAFFERTY  
 Co-Trustee of the Runyan Living Trust

STATE OF Texas  
COUNTY OF Collin

This day personally appeared before me, the undersigned authority in and for said County and State, on this 14<sup>th</sup> day of December, 2011, within my jurisdiction, the within named REBECCA ELIZABETH RUNYAN GRIFFITH YARBROUGH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after having been duly authorized to do so.

GIVEN under my hand and official seal of office this the 14<sup>th</sup> day of December, 2011.

Terry Madison  
Notary Public

My Commission Expires: 9-15-15



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This day personally appeared before me, the undersigned authority in and for said County and State, on this \_\_\_\_ day of \_\_\_\_\_, 2011, within my jurisdiction, the within named DEBRA SUSAN RUNYAN McCAFFERTY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after having been duly authorized to do so.

GIVEN under my hand and official seal of office this the \_\_\_\_ day of December, 2011.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

PLEASE SEE THE ATTACHED EXHIBIT "A"

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for the year 2011 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

EXECUTED this the 14 day of December, 2011.

Grantors:

REBECCA ELIZABETH RUNYAN GRIFFITH YARBROUGH  
Co-Trustee of the Runyan Living Trust

Debra Susan Runyan McCafferty  
DEBRA SUSAN RUNYAN McCAFFERTY  
Co-Trustee of the Runyan Living Trust

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This day personally appeared before me, the undersigned authority in and for said County and State, on this \_\_\_\_ day of \_\_\_\_\_, 2011, within my jurisdiction, the within named REBECCA ELIZABETH RUNYAN GRIFFITH YARBROUGH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after having been duly authorized to do so.

GIVEN under my hand and official seal of office this the \_\_\_\_\_ day of December, 2011.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

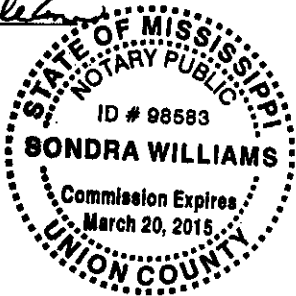
STATE OF MS  
COUNTY OF Lee

This day personally appeared before me, the undersigned authority in and for said County and State, on this 14th day of Dec., 2011, within my jurisdiction, the within named DEBRA SUSAN RUNYAN McCafferty, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after having been duly authorized to do so.

GIVEN under my hand and official seal of office this the 14th day of December, 2011.

Sondra Williams  
Notary Public

My Commission Expires: 3-20-15



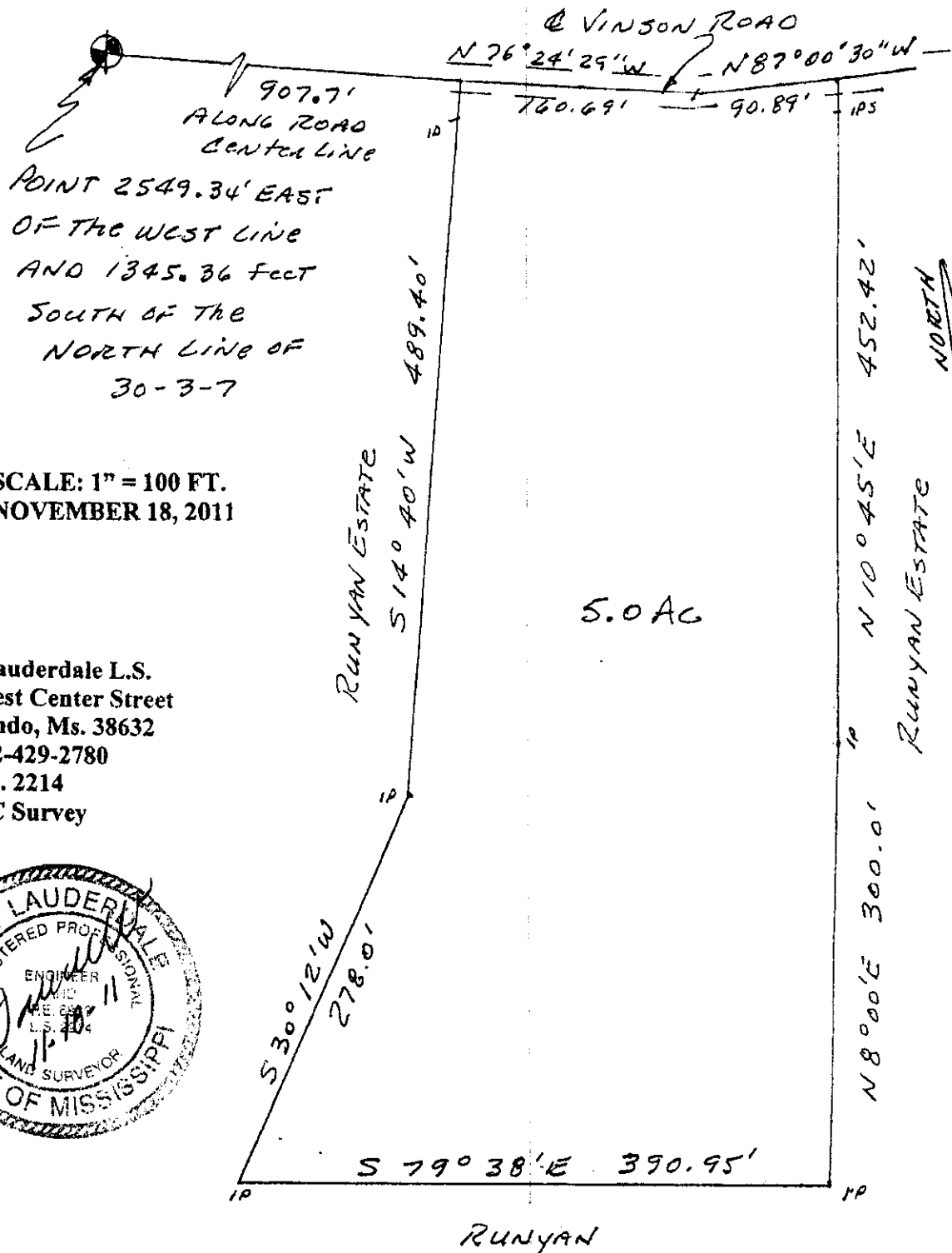
November 21, 2011

DESCRIPTION OF A 5.0 ACRE LOT AS PART OF THE RUNYAN TRACT IN PART  
OF THE NORTHEAST QUARTER OF SECTION 30; TOWNSHIP 3 SOUTH; RANGE  
7 WEST; DESOTO COUNTY; MISSISSIPPI.

Beginning at a point in the centerline of Vinson Road, said point being 2549.34 feet east of the west line of Section 30 and 1345.36 feet south of the north line of Section 30; Township 3 South; Range 7 West; thence eastward along the centerline of said road a distance of 907.7 feet to the true point of beginning of the following lot: thence south 14 degrees 40' west 489.4 feet to a point; thence south 30 degrees 12' west 278.0 feet to a point; thence south 79 degrees 38' east 390.95 feet to a point; thence north 8 degrees 00' east 300.0 feet to a point; thence north 10 degrees 45' 02" east 452.42 feet to a point in the centerline of Vinson Road; thence north 87 degrees 00' 30" west 90.89 feet along said road to a point; thence north 76 degrees 24' 29" west 160.69 feet to the point of beginning and containing 5.0 acres more or less.

J. F. Lauderdale L.S.

**SURVEY OF A 5.0 ACRE TRACT IN THE NORTHEAST QUARTER OF SECTION 30; TOWNSHIP 3 SOUTH; RANGE 7 WEST; DESOTO COUNTY, MISSISSIPPI.**



**NOTE:** This is to certify that this property is not located in a FEMA flood hazard area according to map number 28033C0240G dated June 4, 2007.